

THE CITY OF NEW YORK  
**DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT**  
OFFICE OF DEVELOPMENT

# **YORK COLLEGE**

**URBAN  
RENEWAL  
PROJECT**

**FIRST AMENDED URBAN RENEWAL PLAN, March 1974  
SECOND MINOR CHANGE, June 1986**

THE CITY OF NEW YORK

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Office of Development

YORK COLLEGE

NEIGHBORHOOD DEVELOPMENT PROJECT

FIRST AMENDED URBAN RENEWAL PLAN

March 1, 1974

Second Minor Change: June 1986

York College Neighborhood Development Project

History of Prior Approvals

Original Urban Renewal Plan

Approved by the City Planning Commission: November 20, 1968 (CP-20504)  
Adopted by the Board of Estimate: December 19, 1968 (Cal.No. 12)

First Amended Urban Renewal Plan

Approved by the City Planning Commission: May 29, 1974 (CP-22658) -  
Adopted by the Board of Estimate: October 10, 1974 (Cal.No. 10)

Minor Change

Approved by the City Planning Commission: (C-790214-HCQ)

Minor Change

Approved by the City Planning Commission:

YORK COLLEGE NEIGHBORHOOD DEVELOPMENT AREA

City of New York, New York

AMENDED URBAN RENEWAL PLAN

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EXHIBITS

Exhibit A.	Boundary Description
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MAPS

Map 1.	Project Boundary Map (Revised March 1, 1974)
Map 2.	Land Use Plan (Revised June 1986)

SECTION A. DESCRIPTION OF NDP URBAN RENEWAL AREA

The York College Urban Renewal Area is located in the Jamaica area of the Borough of Queens. It is bounded by the Long Island Railroad Right-of-way on the North; 165th Street on the East; South Road on the South; and the Long Island Railroad Right-of-way and 158th Street on the West. The perimeter boundary is as shown on Map 1, Project Boundary Map, revised March 1, 1974, and is as described in the attached Exhibit A.

SECTION B. STATEMENT OF DEVELOPMENT OBJECTIVES

The overall objective of this Urban Renewal Plan is to support the redevelopment of the central Jamaica area and to strengthen its position as a regional center and thereby stimulate the improvement of the larger Jamaica area. The major objective is to create a new permanent campus for a major publicly supported college - York College of the City University of New York. Specifically, the objectives are:

1. Removal of substandard, obsolete, and vacant structures.
2. Elimination of all blighting, detrimental, and hazardous environmental conditions.
3. Removal of impediments to land redevelopment, especially the multiplicity of ownerships.
4. Coordination of all design and architectural elements so as to assure an overall environment of high quality.
5. Provision of a more efficient street system.
6. The support and strengthening of existing land uses in the central Jamaica area.

SECTION C. LAND USE PLAN

1. Land Use Map

Map 2, Land Use Plan, revised June 1986 shows:

- a. All thoroughfares and street rights-of-way;
- b. All public or special purpose uses, including easements;
- c. All new institutional land uses to be established.

2. Land Use Provisions and Building Requirements

Land use provisions and building requirements will generally be those applicable to community facility uses in an R-6 zoning district.

The controls set forth in this Urban Renewal Plan covering land use and building requirements, including the permitted use of redevelopment parcels, required off-street parking and loading, etc., shall be as defined in the Comprehensive Amendment to the Zoning Resolution of The City of New York, as published in the City Record on November 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, as subsequently amended. Wherever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict the more restrictive control shall govern.

SECTION C. LAND USE PLAN (continued)

a. Permitted Uses

As shown on Map 2, Land Use Plan, revised March 1, 1974 the reuse for the entire York College Development Area will be institutional.

b. Additional Regulations, Controls or Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of All Real Property Acquired.

(1) Floor Area

The maximum floor area on each redevelopment parcel shall be as set forth in the following table.

<u>Parcel Number</u> *	<u>Maximum Floor Area (Square Feet)</u>	<u>See Notes Below</u>
1	65,000	
2	750,000	
3	350,000	
4	190,000	
5	180,000	
6	50,000	
6A	0	(a)
7A & 7B	65,000	(c)
8 & 8A	0	(b)
<b>TOTAL</b>	<b>1,650,000</b>	

\* As shown and numbered on Map 2, Land Use Plan.

SECTION C. LAND USE PLAN (continued)

Notes to Table

- (a) No structure other than a bus shelter may be erected on this parcel.
- (b) These parcels are to be used for parking or other open uses.
- (c) The former St. Monica's Church (Block 10103, P/O Lot 16) shall be rehabilitated for college purposes.

(2) Other Development Controls

Controls on lot coverage, building height and setbacks, and off-street parking and loading shall be provided as required by the Zoning Resolution. Any land area not built upon shall be suitably surfaced and landscaped. Required parking areas shall be adequately screened from adjacent residential areas. The easements indicated on Map 2, Land Use Plan shall be provided. The City retains the right to recover any or all of the sidewalk easement areas at its sole discretion.

SECTION C: LAND USE PLAN (continued)

(3) Environmental Controls

All Projects are subject to the requirements of Part 617 of the New York State Environmental Quality Review Act of 1976. This Act is implemented in the city by Executive Order 91 of 1977, City Environmental Quality Review (CEQR).

Federally funded projects are also subject to the National Environmental Policy Act (40 CFR 1500-1508). For projects funded by the Department of Housing and Urban Development the implementing Regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58. As noted in the above regulations, the Federal environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: Noise Impact, Historic Properties, Flood Plains, Wetlands, Coastal Zones, Air Quality, Water Quality, Wildlife, Endangered Species and Solid Waste.

SECTION C: LAND USE PLAN (continued)

Specific Land Use Designations and Controls  
Imposed on Land Offered for Disposition.

The controls set forth in Section C, Land Use Plan, and the requirements in this Section E apply to the properties to be disposed of under this development plan.

Utility Lines

Existing overhead telephone and electric lines are to be relocated underground. All new or additional utility lines shall be placed underground.

Duration of Land Use Provisions and Building Re-  
quirements.

The foregoing land use provisions and building requirements shall remain in effect for a period of forty (40) years from the date of approval of the original Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided in Section G hereunder.

SECTION D. PROPOSED RENEWAL ACTIONS

A continuous and vigorous enforcement of applicable existing laws, codes, ordinances, and regulations of **The** City of New York will be in effect within the project area.

1. Rehabilitation

The former St. Monica's Church (Block 10103, P/O Lot 16) in Parcel 7 shall be rehabilitated for college purposes.

2. Acquisition and Clearance

a. Conditions Under Which Property Will be Acquired and Cleared

Except as noted in D.1. above, all properties in the project area which are acquired will be cleared for redevelopment with institutional uses related to higher education facilities, including classrooms, lecture halls, laboratories, etc.

Streets within the area will be redesigned to improve access of vehicular traffic and also to improve pedestrian and vehicular circulation. Properties will be acquired for clearance and redevelopment in order to achieve the stated Plan objectives of removing substandard conditions and blighting influences, and of providing land for public improvements, public institutional use.

SECTION D. PROPOSED RENEWAL ACTIONS (continued)

2. a. (continued)

The determination has been made, in compliance with Federal requirements for Title I assistance, and State requirements as provided for in Article 15 of the General Municipal Law of the State of New York, that substantial substandard and blighting conditions exist which are not practically correctable through rehabilitation, and which can only be removed through acquisition and clearance, with the exception noted above.

b. Designation of Real Property to be Acquired

All properties to be acquired for clearance and redevelopment are shown on Map 1, Project Boundary Map.

c. Areas Not Proposed for Acquisition

Not Applicable. All areas not proposed for acquisition are excluded from the project and designated as "X" on Map 1, Project Boundary Map.

These properties are:

Excluded Properties

<u>Block</u>	<u>Lot</u>
10099	36
10117	26
10159	54

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

3. Relocation

There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe and sanitary dwellings, which are or will be provided in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals and reasonably accessible to their places of employment.

The Department of Housing Preservation and Development can and will relocate site occupants in compliance with all applicable Laws and Regulations, including Section 505 sub-section 4(e) of Article 15 of the General Municipal Law. Tenants on sites subject to Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

SECTION E: REDEVELOPER'S OBLIGATIONS

- a. The regulations and controls set forth in Section C hereof will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and executed pursuant thereto.
- b. The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c. The redeveloper shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the respective land disposition contracts within a reasonable period of time, as determined and set forth in the contracts between the City of New York and the respective redeveloper.
- d. The redeveloper of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of the City of New York, except as set forth in the contracts between the City of New York and respective redevelopers.

SECTION E: REDEVELOPER'S OBLIGATIONS (continued)

- e. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the City of New York, or by a redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.
- f. Site plans, architectural drawings, outline specifications, and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, shall be submitted for review and approval to the Department of Housing Preservation and Development by each redeveloper prior to commencement of construction. Any material changes pro-

SECTION E: REDEVELOPER'S OBLIGATIONS (continued)

posed after receipt of such approval by the Department of Housing Preservation and Development shall be similarly submitted for review and approval. As-built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.

- g. The redeveloper will be expected to cooperate with appropriate City agencies in realizing the objectives of this Plan.

SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article 15 of the General Municipal Law of **The** State of New York and more particularly Section 502 thereof:

1. Statement of Proposed Land Uses

See Section C of this Urban Renewal Plan.

2. Proposed Land Acquisition, Demolition and Removal of Structures

See Sections C and D of this Urban Renewal Plan.

3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities

See Sections C and D and E.2 of this Urban Renewal Plan.

4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances

No new codes or ordinances are required to effectuate this Urban Renewal Plan. However, amendments to the existing zoning within the project area is anticipated, as well as, an amendment of the City Map to reflect street closings and realignments.

5. Proposed Acquisition of Air-Rights and Concomitant Easements or Other Rights Of User Necessary For The Use And Development of Such Rights

None

SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS (continued)

6. Proposed Methods or Techniques of Urban Renewal  
See Section D.2 of this Urban Renewal Plan.
7. Proposed Program of Code Enforcement  
See Section D of this Urban Renewal Plan.
8. Proposed Time Schedule for the Effectuation of This Urban Renewal Plan

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
Land Acquisition	August, 1969	March, 1975
Relocation	August, 1969	Sept. 1986
Demolition & Site Clearance	January, 1971	Dec. 1986
Installation of Project Improvements	July, 1975	July, 1990
Disposition of Land	September, 1974	July, 1989
Completion of Development	---	July, 1990

SECTION G: PROVISIONS FOR MODIFYING PLAN

1. Amendments

This Urban Renewal Plan may be amended at any time by The City of New York pursuant to Section 505 of Article 15 of the General Municipal Law of The State of New York and Section 197(c) of The New York City Charter.

2. Minor Changes

Where, owing to special conditions, literal enforcement of the restrictions in regard to the physical standards and requirements set forth in Section C of this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Department of Housing Preservation and Development shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modifications shall be permitted which are less restrictive than applicable State and Local Codes and Ordinances, and provided further that concurrence is obtained from the City Planning Commission.

EXHIBIT A"

YORK COLLEGE

BOUNDARY DESCRIPTION

The York College Urban Renewal Plan encompasses the following area whose boundary is described as follows: =

Lying within the Borough of Queens, City and State of New York;

Beginning at the intersection of the northerly prolongation of the westerly line of Denton Street (158th Street) with the southerly line of the Long Island Railroad Right-of-Way;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way to the corner formed by its intersection with the westerly line of 159th Street;

Thence across 159th Street to the intersection of the easterly line of 159th Street with the southerly line of the Long Island Railroad Right-of-Way in block 10103;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way in block 10103 to its intersection with the westerly line of 160th Street;

Thence across 160th Street to the intersection of the easterly line of 160th Street with the southerly line of the Long Island Railroad Right-of-Way in block 10104;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way in block 10104 to its intersection with the westerly line of Union Hall Street;

Thence across Union Hall Street to the intersection of the easterly line of Union Hall Street with the southerly line of the Long Island Railroad Right-of-Way in block 10106;

Thence easterly along the southerly line of Long Island Railroad Right-of-Way in block 10106 to its intersection with the westerly line of New York Boulevard;

Thence across New York Boulevard to the intersection of the easterly side of New York Boulevard with the southerly line of the Long Island Railroad Right-of-Way in block 10152;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way in block 10152 to its intersection with the westerly line of 165th Street and continuing along the easterly prolongation to its intersection with the easterly line of 165th Street;

Thence southerly along the easterly line of 165th Street and southerly prolongation to its intersection with the southerly line of South Road;

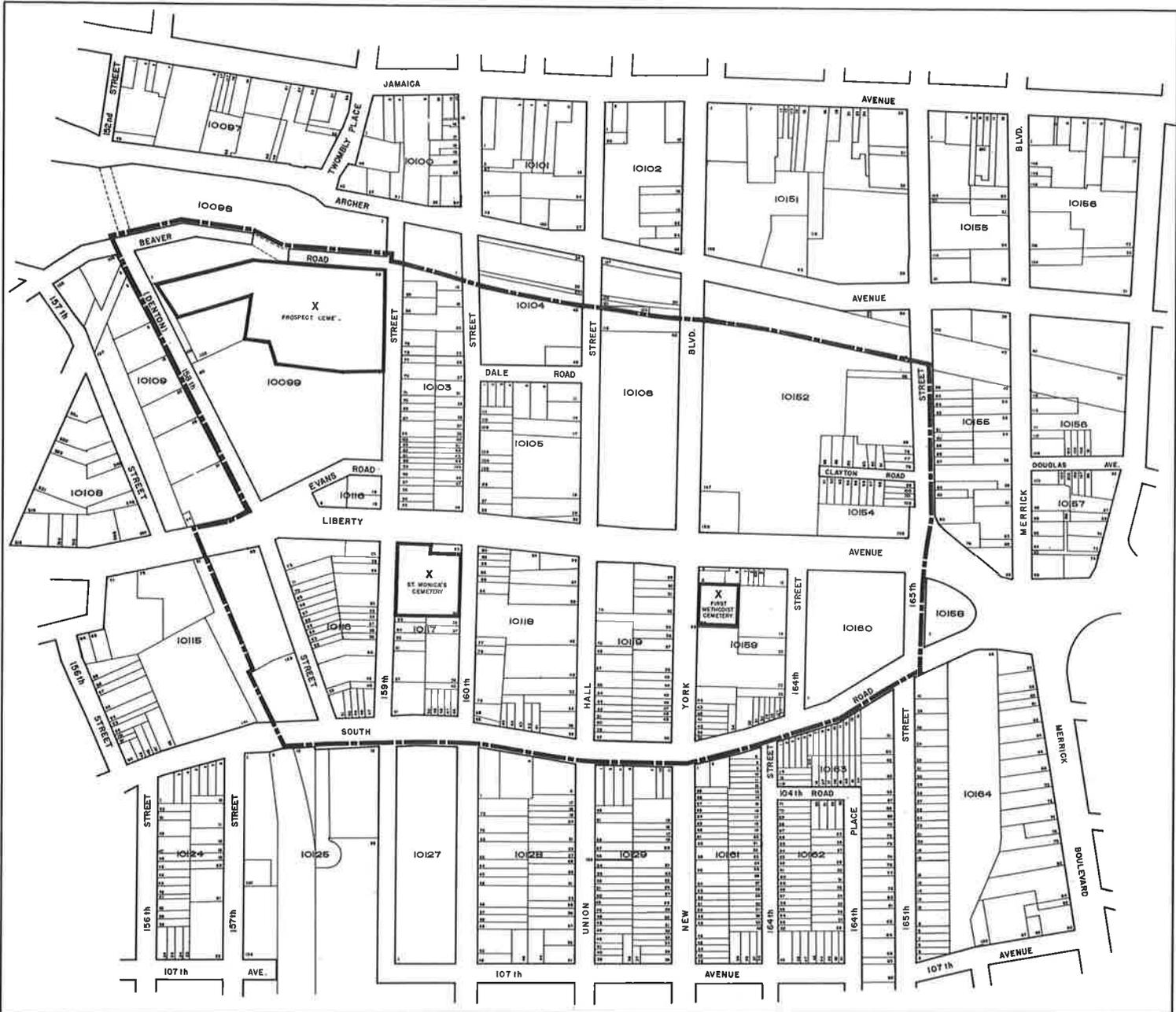
Thence westerly along the southerly line of South Road and across 165th Street, 164th Street, New York Boulevard, Union Hall Street, 160th Street, 159th Street and Denton Street (158th Street) to its intersection with the southerly prolongation of the easterly line of Long Island Railroad Right-of-Way in block 10115;

Thence northerly along the easterly line of the Long Island Railroad Right-of-Way in block 10115 and its prolongation to its intersection with the northerly line of Liberty Avenue;

Thence easterly along the northerly line of Liberty Avenue to the corner formed by the intersection of the northerly line of Liberty Avenue with the westerly line of Denton Street (158th Street);

Thence northerly, along the westerly line of Denton Street (158th Street) to the point or place of beginning.

(No change from October 1968)



**LEGEND**

-  PROJECT BOUNDARY
-  EXCLUDED FROM PROJECT

**YORK COLLEGE**  
 THE CITY OF NEW YORK  
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

**PROJECT BOUNDARY**

DATE: AUGUST, 1969  
 REVISED: MARCH 1, 1974; JUNE 1986



**MAP**  
**1**



**LEGEND**

- 3** REUSE PARCEL NUMBER
- INSTITUTIONAL
- EXCLUDED FROM PROJECT
- PROJECT BOUNDARY
- LIMITED USE PUBLIC STREET
- SIDEWALK OR STREET EASEMENT
- TRANSIT EASEMENT (Sub Surface)
- UTILITY & ACCESS EASEM\*  
 E - Electric  
 G - Gas  
 W - Water  
 S - Sewer

**YORK COLLEGE**  
 THE CITY OF NEW YORK  
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

**LAND USE PLAN**

DATE: AUGUST 1969  
 REVISED: MARCH 1, 1974; JUNE 1986



**MAP**  
**2**